





**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15 Date of Posting: 11/19/93  
Posted for: Special Exception  
Petitioner: Discovery Zone, Ltd. Pte. By Richard Parentol  
Location of property: NE 1/4 of Bldg. N. 1/4 of Pk. 4, Uninc. Dr.  
Location of Sign: Along 1100 W. Chesapeake Avenue, Towson, Md.  
Remarks:  
Posted by: [Signature] Date of return: 12/15/93  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 12/2, 1993  
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/2, 1993

THE JEFFERSONIAN,  
A. Henrichson  
LEGAL AD. - TOWSON

**Item # 210** receipt

Date: 11/19/93 94-210-X Account: 10-001-0100  
By: Richard Parentol Number: JCM  
65 MADISON AVE. SEC. 330  
MADISON, N.J. 07960  
Sp. E. (050) 300.00  
Posting (050) 35.00  
335.00

02402WR267N1CHRC 0335.00  
86 002108PH11-17-93  
Please Print Name, Address, Phone No. on Back of Receipt

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]  
ARNOLD JABLON, DIRECTOR

**For newspaper advertising:**

Item No.: 210  
Petitioner: Discovery Zone, Ltd. Pte. By Richard Parentol  
Location: NE 1/4 of Bldg. N. 1/4 of Pk. 4, Uninc. Dr. Pk. 4 Plaza  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: ROBERT HOFFMAN, Esq.  
ADDRESS: 210 ALLEGHENY AVE. TOWSON, MD 21204  
PHONE NUMBER: 494-6200

AJ:ggg

(Revised 04/09/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

NOVEMBER 24, 1993

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 600 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-210-X (Item 210)  
6500 block of Baltimore National Pike - (Pike Park Plaza)  
NEC Baltimore National Pike and Howard Drive  
1st Election District - 1st Councilmanic  
Legal Owner(s): Jerome A. Siegel, et al.  
Contract Purchase(s): Discovery Zone Limited Partnership  
HEARING: FRIDAY, DECEMBER 17, 1993 at 11:00 a.m. in Rm. 106, County Office Building.

Special Exception for an arcade.

[Signature]  
ARNOLD JABLON  
Director

cc: Jerome A. Siegel, et al.  
Discovery Zone Limited Partnership  
Robert A. Hoffman, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 106, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 7, 1993

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 94-210-X, Item No. 210  
Petitioner: Jerome A. Siegel, et al.  
Petition for Special Exception

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on November 17, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

11-2493

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: BALTIMORE CO.  
Item No.: + 210 (JCM)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
[Signature]  
BOB SMALL  
for DAVID N. KATSEY, ACTING CHIEF  
John Conestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2266 Statewide Toll Free  
Baltimore, P.O. Box 177 - Baltimore, MD 21203-0177  
1-800-735-2266

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: November 29, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 200, 202, 204, 205, 206, 207, 208, 209, ~~200~~ 213, 216 and 217.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: [Signature]  
Division Chief: [Signature]

PK/JL:lw

SAC.202/PROB/ZAC1

Baltimore County Government  
Department of Permits and Licenses

111 West Chesapeake Avenue  
Towson, MD 21204

DECEMBER 7, 1993

(410) 887-3610

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

ZONING AGENDA: MEETING OF NOVEMBER 29, 1993

Property Owner: Jerome A. Siegel, et al.  
Location: #6500 Block Baltimore National Pike -- Pike Park Plaza  
Item No.: +210 (JCM)  
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Round Hollow Limited Partnership  
Location: #1015 York Road  
Item No.: +215 (JJS)  
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Giles Building and Development Company  
Location: #6918 Ridge Road - Fuller Medical Center  
Item No.: +216 (MJK)  
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Frost Brothers Development Corporation  
Location: #5 Russell Frost Court  
Item No.: 217 (JRF)  
Comment: 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

Property Owner: Manor Farm Homes, Inc.  
Location: #8 Clarion Court  
Item No.: 206 (JRF)  
Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Arthur Smith & Arlene Smith  
Location: #950 Seneca park Road  
Item No.: 207 (MJK)



Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Neal Jacobs and Constance Lynn Jacobs  
Location: #11222 & #11224 Ridgeway Avenue South  
Item No.: 208 & 209 (MJK)

Comment: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Terry A. Greenwood and Joan Greenwood  
Location: #4020 North Point Road  
Item No.: #211 (JJS1)

Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Sophia Gertrude Sauerbrey & Norris Fridinger,  
Personal Representative

Location: Belldale Courts

Item No.: #212 (WCR)

Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Richard Borschuk

Location: #3317 Whitesway Road

Item No.: #213 (JLL)

Comments: 7. The Fire Prevention Bureau has no comments at this time.

Property Owner: Stephen Curtis McElroy & Donna Kimberly McElroy

Location: #7408 Park Drive

Item No.: 214 (JJS)

Comments: 7. The Fire Prevention Bureau has no comments at this time.

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments are applicable and required to be corrected or incorporated into the final plans for the property.

REVIEWER: *[Signature]*  
Fire Prevention Bureau  
Lieutenant Robert Sauerwald, 887-4880

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21201

(410) 887-3353

December 10, 1993

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 94-210-X, Item No. 210  
Petition for Special Exception  
NR Intersection of Baltimore National Pike  
and Ruess Drive (Pike Park Plaza)

Dear Mr. Hoffman:

Enclosed are copies of comments received from the Fire Prevention Bureau on December 10, 1993 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

*Charlotte Minton*  
Charlotte Minton

Enclosure

Printed with Soybean Ink  
on Recycled Paper

PLEASE PRINT CLEARLY

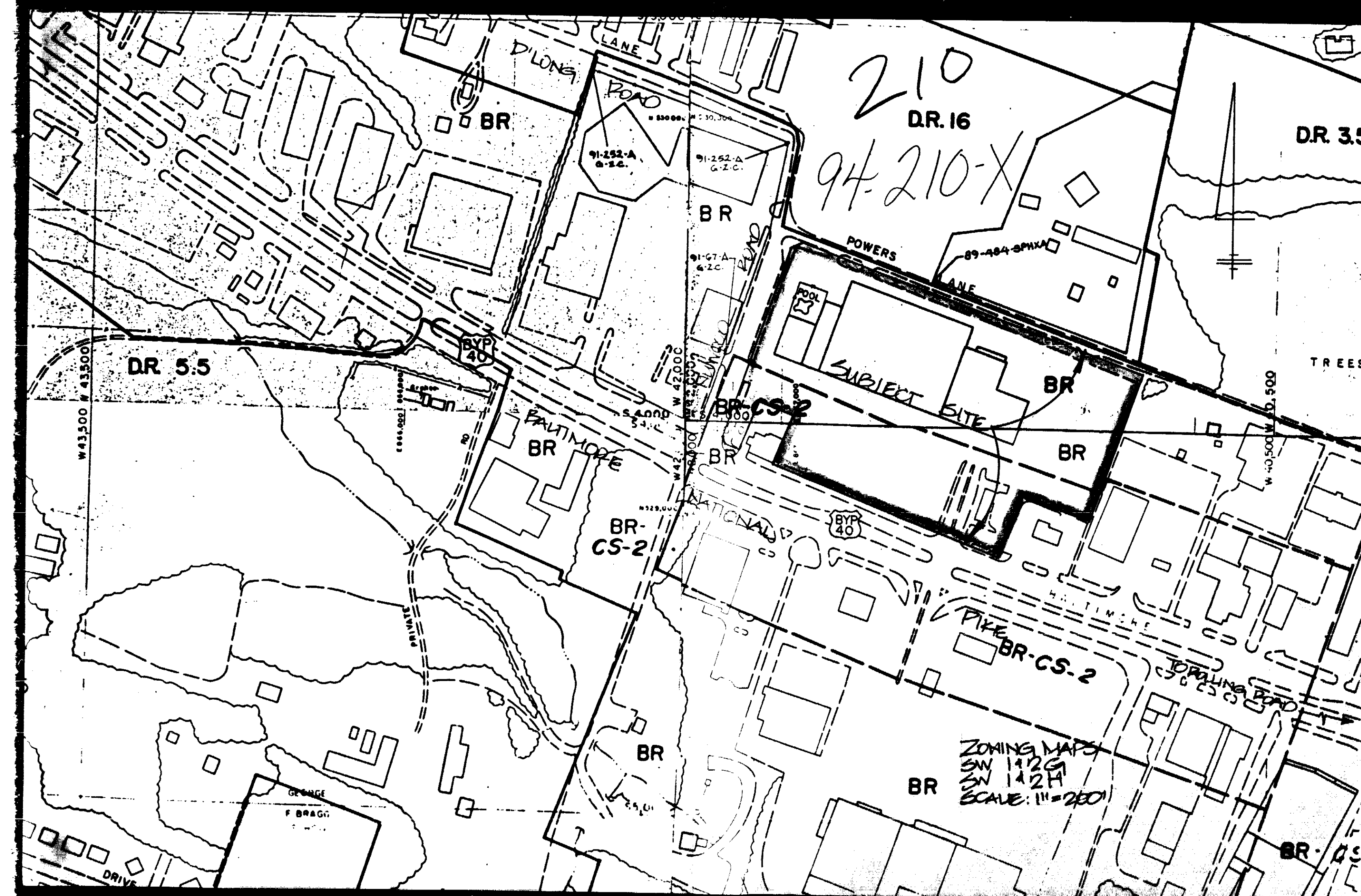
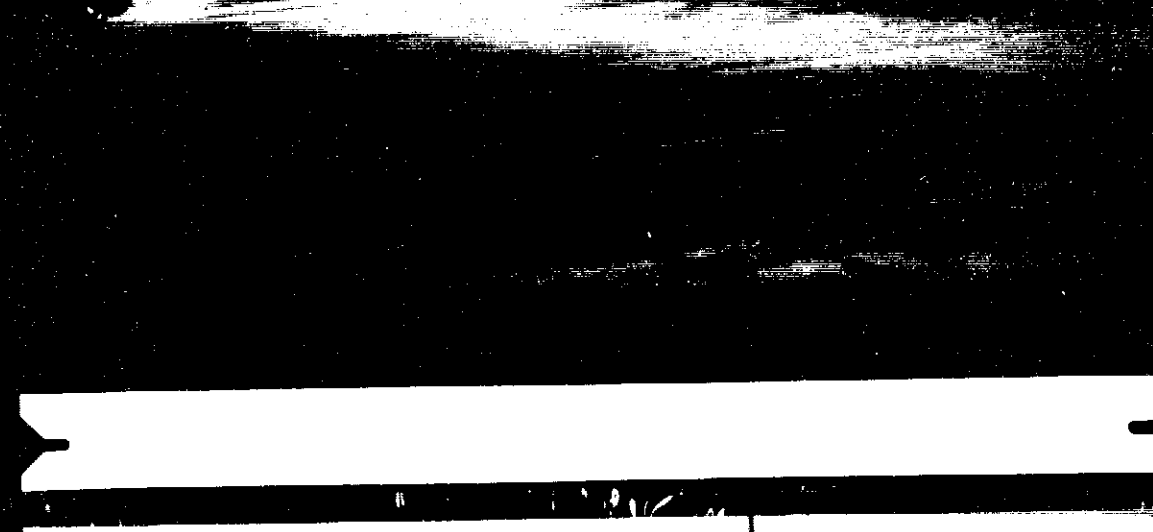
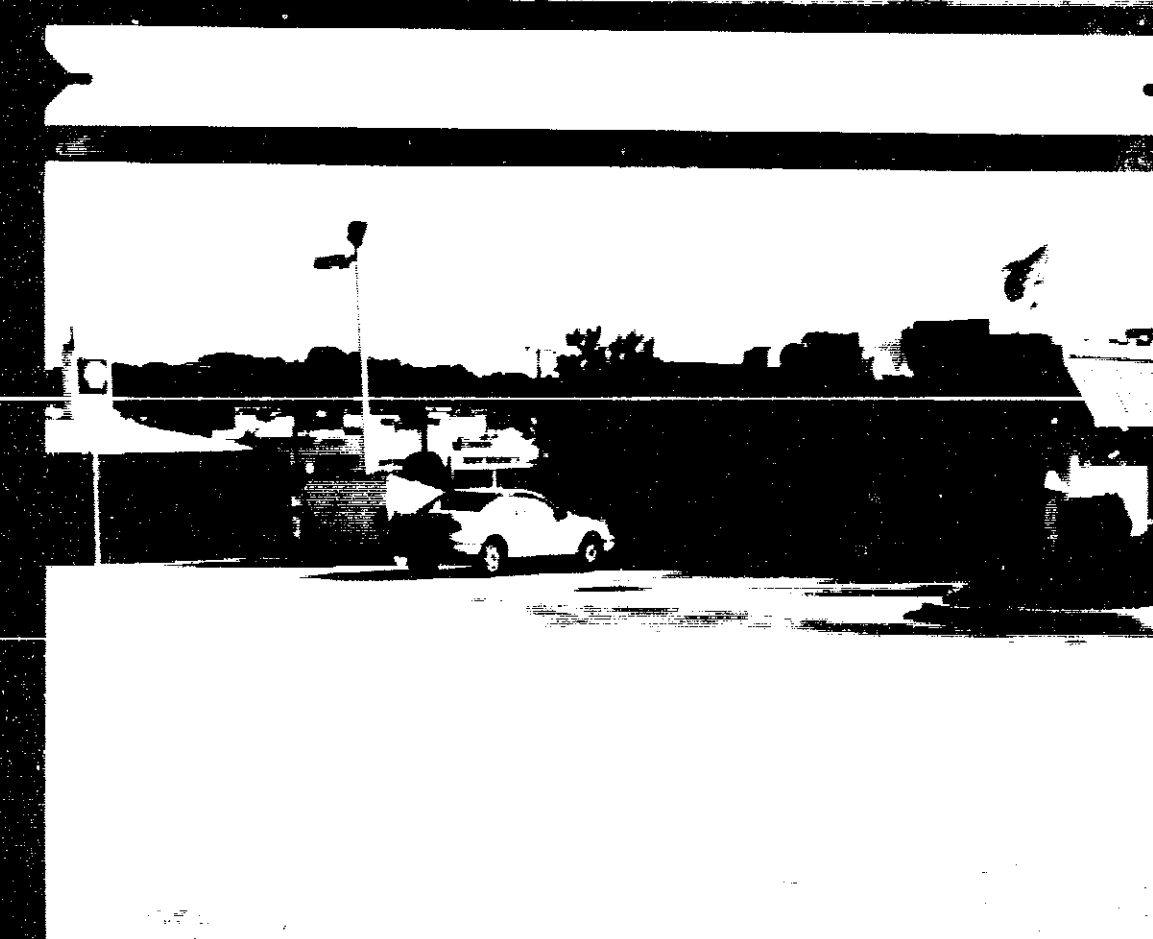
PETITIONER(S) SIGN-IN SHEET

NAME

*Roger L. Smith*

ADDRESS

*WCF, Inc., 2705, Inc.  
Parkway, Baltimore, Maryland 21030  
11111 Ball Rd.  
Baltimore, Maryland 21030  
11111 Ball Rd.  
Baltimore, Maryland 21030*

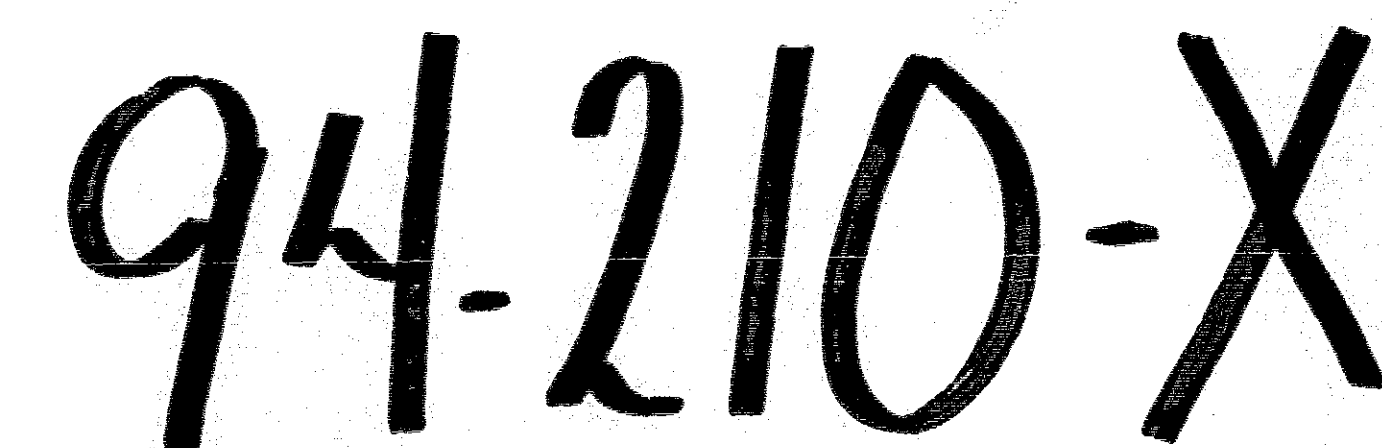






### GENERAL NOTES

1. Area of Property = 111.13 A +/- (484,770 S.F. +/-); Gross Site Area = 12.19 A (539,564 S.F. +/-)
2. Existing Zoning of Property "TR-1" (651 A +/-) and "TR-C-S-2" (48 A +/-)
3. Existing Use of Property "Neighborhood Shopping Center"
4. Floor Area Ratios:
  - A. Allowed = 1,076,128 S.F. (2 x 539,564)
  - B. Existing = 156,009 S.F. (156,009 / 539,564) = 0.29
5. Amenity Open Space:
  - A. Required = None
  - B. Existing = 23,800 S.F. +/- = (0.51 A +/-)
6. Off-Street Parking:
  - A. Required Parking = 873 spaces
  - B. Existing and Proposed Parking = 690 spaces
  - C. Existing Parking Variance (Case No. 65-2722A) = 261 spaces
  - D. Required Seem Low Variance of 281 Spaces = 592 spaces
  - E. Existing and Proposed Parking is Within the Existing Variance Granted in Case 65-2722A.
7. Public Utility Plant at the Site
8. See s Within the Pasareanu Drainage Area
9. Trash Collection is by a Private Company
10. Existing Site Segments (I.D. Sign) Granted Area and Height Variances - See Petition No. 65-2722A




OWNERS

REBA ERFSTEIN & JEROME A SIEGEL,  
ARNOLD SCHAFFER, ETAL  
90 L. ERFSTEIN & SONS, 6012 BALTO NATIONAL PIKE  
14 OLD COURT ROAD  
BALTIMORE, MD 21209

98-210-X

210

 **KCI**  
TECHNOLOGIES

**KCI TECHNOLOGIES INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
1022 CROMWELL BRIDGE ROAD  
BALTIMORE, MARYLAND 21224 (410) 321-5500

PLAT TO ACCOMPANY PETITION

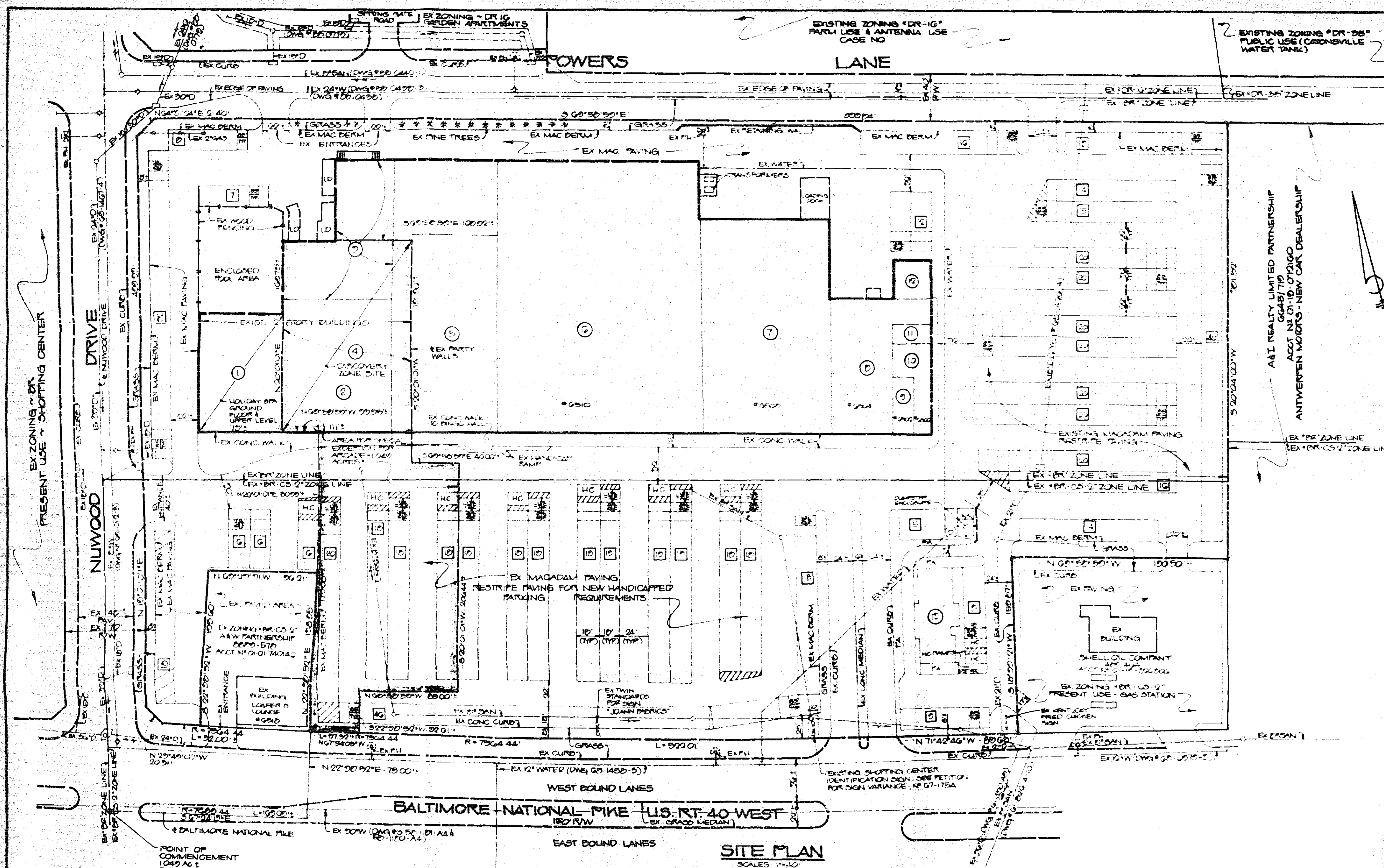
FOR  
SPECIAL EXCEPTION  
AT

PIKE PARK PLAZA

ELECTION DISTRICT 1 COUNCILMANIC DISTRICT 1 BALTIMORE COUNTY, MD

DESIGN BY: <u>DS</u>	SCALE	DATE	SHEET NUMBER	JOB NUMBER
DRAWN BY: <u>KLS</u>	<u>1"=40'</u>	<u>OCTOBER 28</u>	<u>1</u> OF <u>1</u>	<u>OL-00112</u>
CHECKED BY: <u>DS</u>				

11/4/93



**ZONING COMMISSIONERS ORDER**  
**CASE NO. 1582-T**

DEPUTY ZONIN; COMMISSIONERS ORDER  
CASE NO. 83-372XA

Upon hearing an petition for temporary use permit for the property described in the herein petition for Advertising Structure and it appearing that by reason of location, the said petition should be granted, therefore:

It is this 1st day of December, 1948, ORDERED by the Zoning Commission of Guilford County, that the aforesaid petition for temporary use permit be and the same is hereby granted for the period of two (2) years from the above date.

Therefore, IT IS ORDERED by the Deputy zoning Commissioner of Baltimore County, this 26th day of June, 1983, that a Vermon(s) in parcels 793 parking spaces in here of the required 1040 spaces, in accordance with the parking layout prepared by Street Traffic Studies, Ltd., dated may 31, 1983, and raised Postponer's Exhibit 10, is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Reversion Order.

DEPUTY ZONING COMMISSIONERS ORDER  
CASE NO. 67-112A

DEPUTY ZONING COMMISSIONERS ORDER  
CASE NO. 83-1723A

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of September, 1955, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit 722 parking spaces instead of the required 578 spaces, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of June, 1983, that the Petition for Special Exception for an arcade in combination with a family entertainment restaurant, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised April 26, 1983, and marked Petitioner's Exhibit 1 is hereby GRANTED, from and after the date of this Order, without prejudice to the following conditions:

**ZONING COMMISSIONERS ORDER**  
**CASE NO. 67-175A**

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day March, 1937, that the Zoning Ordinance for the Varignon should be and the same is granted, hence after the date of this order, which permits a sign limited of 3' instead of the permitted 2' and a sign area of 328 sq. ft. instead of the permitted 150 sq. ft. subject to approval of the plan by the State Parks Commission, Bureau of Public Service and the Office of Planning and Zoning.

3. No customer under the age of 18 shall be permitted in the restaurant/arcade unless accompanied by a parent or guardian.
4. The restaurant shall not have more than 250 seats.

PARKING		TABLE		
STRONG #	TENANT	USE	SQ FEET	DEQD SOURCE
1	24 HRS. BUS. CTR.	STORAGE	4 075	9000 = 147.5
2	W. B. ROBERTS	RETAIL	6 660	9000 = 53
3	AMERICAN SAVINGS	STORAGE	5 890	9000 = 10.0
4	JOHN L. LARSEN	ARCADE	8 925	9000 = 75.7
5	JOHN R. ROSS CO.	RETAIL	2 910	9000 = 60.3
6	VACANT	RETAIL	57 440	9000 = 257.6
7	ALAN T.	RETAIL	6 660	9000 = 53.9
8	LARRY ROY	RETAIL	7 400	9000 = 54
9	VACANT	RETAIL	900	9000 = 24.3
10	MURRAY'S STEAKS	RETAIL	12 035	9000 = 74
11	BUDGET RENT A CAR	SERVICE	374	9000 = 2
12	WAREHOUSE	STORAGE	1 482	9000 = 56
13	JOHN T. HUBBARD	RESTAURANT	4 020	9000 = 57.6
TOTALS			156 090	07460 = 575

GOVING COMMISSIONERS ORDER  
CASE NO. 61-100

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day November, 1964, that the herein described property or area should be and the same is hereby reclassified from a "B-10" zone to a "D-4" zone from and after the date of this order, subject, however, to such compliance with this plan as approved by the Bureau of Public Services and the Office of Planning Studies.

**REASONS FOR SPECIAL EXCEPTION HEARING**

THE PURPOSE OF THE SPECIAL EXCEPTION HEARING IS TO

**L GRANT SPECIAL EXCEPTION FOR AN "ARCADE" USE.**

**KCI** TECHNOLOGIES  
KCI TECHNOLOGIES INC.  
ENGINEERS • PLANNERS • SURVEYORS  
1020 CROMWELL BRIDGE ROAD  
BALTIMORE, MARYLAND 21234 (410) 321-5500

PLAT TO ACCOMPANY PETITION

FOR  
SPECIAL EXCEPTION  
AT

PIKE PARK PLAZA

ELECTION DISTRICT 1 COUNCILMANIC DISTRICT 1 BALTIMORE COUNTY, MD

DESIGN BY: <u>DS</u>	SCALE	DATE	SHEET NUMBER	JOB NUMBER
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CHECKED BY: <u>DS</u>				

11/4/93